

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

W. A. VINCENT,

PLAINTIFF

VERSUS

CAUSE NO. 99-1-132

JOHN GREEN AND CHERYL KAY GREEN,

DEFENDANT

ORDER TO QUIET AND CONFIRM TAX TITLE

THIS CAUSE CAME ON FOR HEARING on the Complaint of W. A. VINCENT, Plaintiff, to confirm his tax title in the below described property and the Court having considered the Complaint and proof adduced in open Court, does find as follows:

1. The parties are the following:

A. W. A. VINCENT, an adult resident citizen of DeSoto County, Mississippi whose residence, post office and street address are 1209 North Thunderbird Drive, Hernando, Mississippi 39632.

B. JOHN GREEN and Wife, CHERYL KAY GREEN, whose last known residence, post office and street address is 4332 Creekwood Drive, Memphis, Tennessee, but whose current residence, post office and street address is unknown to Plaintiff after diligent search and inquiry.

C. Service was attempted of a John Green and Cheryl Kay Green. This last known residence, post office and street address is 4332 Creekwood Drive, Memphis, Tennessee.

D. Any and all persons having or claiming to have any legal or equitable interest in the land hereinafter described.

2. The Plaintiff is the owner in fee simple of the following described land in DeSoto County, Mississippi:

Lot 90, Woodland Lake Subdivision, as shown on plat appearing of record in Plat Book 1, Pages 15A, 15B, and 15C, in the land records of DeSoto County, Mississippi, in the Office of the Chancery Clerk of said County, to which recorded plat reference is made for a more particular description.

*Minute Book 253
Page 268*

*W. A. Vincent
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Also a proportionate part of the lake known as Woodland Lake and a proportionate part of the Dam Site.

Said real estate is located in Section 18, Township 3 South, Range 9 West.

DERAIGNMENT OF TITLE

3. The above described land was granted and patented by the United States of America to Samuel Chambers on April 24, 1820; however, James Smith appears on the Location Roll located in the Chancery Clerk's Office of DeSoto County, Mississippi to be granted as the patentee on October 28, 1836.

4. The property was conveyed by D. L. Maxedon to James Darden and Katherine L. Underhill by deed dated December 15, 1939 and recorded in Deed Book 27, Page 302, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

5. James Darden and Katherine L. Underhill then conveyed the property to M. H. Ingram by deed dated December 15, 1939 and recorded in Deed Book 27, Page 303 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

6. M. H. Ingram then conveyed the property to C. S. Robinson by deed dated January 4, 1940 and recorded in Deed Book 27, Page 329 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

7. F. C. Holmes, as substitute trustee, foreclosed on a Deed of Trust recorded in Deed of Trust Book 37, Page 31 and in Deed Book 28, Page 122 conveyed the property by foreclosure to James A. Darden and Katherine L. Underhill.

8. James A. Darden and Katherine L. Underhill conveyed the property to E. T. Sigman and Wife, Louise Sigman, by deed dated March 14, 1941 and recorded in Deed Book 28, Page 226, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

9. Louise Sigman conveyed the property to Velma Harris by Warranty Deed dated September 12, 1942 and recorded in Deed Book 30, Page 191 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

10. Velma Harris conveyed the property to B. B. Riggs by deed dated February 24, 1943 and recorded in Deed Book 30, Page 467 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

11. B. B. Riggs conveyed the property to Joe H. Edmondson by deed dated June 14, 1943 and recorded in Deed Book 31, Page 13 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

12. Joe H. Edmondson conveyed the property to R. W. Snell by deed recorded in Deed Book 31, Page 239 and in Deed Book 31, Page 200, both on January 14, 1944 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

13. R. W. Snell and Wife, Alta E. Snell, conveyed the property to Norman C. Riche and Wife, Sherley Mead Riche, by deed dated September 21, 1949 and recorded in Deed Book 36, Page 268 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

14. Norman C. Riche and Wife, Sherley Mead Riche, conveyed the property to Barr-Jones by deed dated March 28, 1952 and recorded in Deed Book 39, Page 81 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

15. J. H. Barr and Wife, Carolyn L. Barr conveyed the property to James W. Cartwright by deed dated March 19, 1958 in Deed Book 44, Page 452 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

16. James W. Cartwright conveyed the property to O. D. Bratton by deed dated March 19, 1958 and recorded in Deed Book 44, Page 453 in the office of the Chancery Clerk of DeSoto County, Mississippi, a one-half interest.

17. O. D. Bratton and James W. Cartwright conveyed the property to Odell H. James and Wife, Lois H. James, by deed dated December 6, 1960 and recorded in Deed Book 49, Page 1 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

18. John E. Jones and Wife, Lois H. Jones, being one in the same person as Lois H. James, conveyed the property by Warranty Deed dated April 27, 1988 to John Green and Wife, Cheryl Kay Green, and recorded in Deed Book 203, Page 707 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

19. On the 26th day of August, 1996 the land was sold for taxes due by the Tax Collector, Joey Treadway, for taxes due for the year 1995, and the Plaintiff became the purchaser thereof. That the said sale was certified to the Chancery Court Clerk in the manner and time required by law; that the tax sale remained on file in the Office of the Chancery Clerk for two (2) years and that the Chancery Clerk gave all notice required by law to the owner and to the lien holders of record and that after the time of redemption had expired, the Chancery Clerk made and delivered a Tax Deed to the Plaintiff and the Plaintiff caused same to be recorded in Deed Book 340, Page 194, in the Office of the Chancery Clerk of DeSoto County, Mississippi. A true and correct copy of the Tax Deed was attached thereto and made a part thereof as Exhibit "A" of said Complaint.

20. That the land at the time of the tax sale was assessed in the name of John Green, et ux. The Defendant was in possession of the property claiming to be the tenant. Said Defendant, John Green, et ux, owned the property through a chain of title extending back to the patentee.

21. After diligent search and inquiry, Plaintiff was unable to give the names, residences or post office addresses of any persons other than those herein mentioned who have any claim to or any interest in this land, that because of the long number of years

since the patent to said land was issued, it is possible that there may be others not now ascertainable after diligent search and inquiry by the Plaintiff.

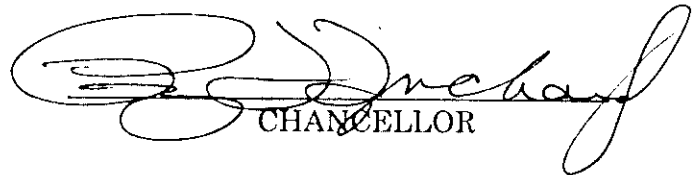
22. Publication was made in the DeSoto Times Today, a local newspaper with a general circulation in DeSoto County, on February 4, February 11, and February 18, 1999. A copy of the Proof of Publication was filed in this cause.


23. There has been no answer or contest filed and no appearances made by any of the above named Defendants.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that title to the above described property in now Quieted and Confirmed in W. A. Vincent, owner in fee simple.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a copy of this Order shall be recorded and indexed in the DeSoto County Chancery Court Deed Records and Plaintiff is to pay costs of Court.

ORDERED, ADJUDGED AND DECREED this 15th day of March, 1999.


CHANCELLOR


MARY LEE WALKER BROWN
Attorney for Plaintiff
m vincent lot 90 order 12

STATE OF MISSISSIPPI, COUNTY OF DESOTO
I HEREBY CERTIFY that the above and foregoing is a true
copy of the original filed in this office.
This the 15 day of March 19 99
W.E. Davis, Clerk of the Chancery Court
BY E. Williams D.C.